

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE GUILDHALL COMPLEX, HADLEIGH, ON WEDNESDAY, 18 SEPTEMBER 2013

PRESENT: Mr P K Beer – Chairman

Dr M F M Bamford	Mr N A Ridley
Mr D M Busby	Mr C A Roberts
Mrs K S Grandon	Mr D C Rose
Mr B D Hurren	Mr R C Smith
Mr D H Keane	Mr R W Thake
Mr A F D W Osborne	Mrs S M Wigglesworth

The following Members were unable to be present:-

Mr M J Deacon, Mr P Jones, Mr N MacMaster, Mrs M O Munson and Mr A J Ward

66 SUBSTITUTES

It was noted that in accordance with Council Procedure Rule No. 5, substitutes were in attendance as follows:-

Mr D M Busby (substituting for Mr M J Deacon)
Mr B D Hurren (substituting for Mrs M O Munson)
Mr C A Roberts (substituting for Mr A J Ward)
Mrs S M Wigglesworth (substituting for Mr P Jones)

67 DECLARATION OF INTERESTS

Prior to commencement of the afternoon session, Mr D H Keane declared a pecuniary interest in Application No. B/13/00932/FHA as the applicant. He indicated that he would leave the Hall whilst the matter was under consideration and did so.

68 PETITIONS

None received.

69 QUESTIONS FROM MEMBERS

None received.

70 SITE INSPECTIONS

None received.

71 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum for each of Papers [N57](#) and [N58](#) (circulated to Members prior to the commencement of the meeting) summarising additional correspondence received since the publication of the Agenda, but before 12 noon on the working day before the meeting, together with errata.

Details of further representations received in respect of the item referred to in Paper N57 were reported to the meeting and considered and taken into account before a decision was made.

In accordance with the Council's procedure for public speaking on planning applications, as amended by the decision of the Planning Committee on 29 May 2013 due to exceptional circumstances, representations were made as detailed below on the Item contained in Paper N57:-

<u>Application No</u>	<u>Representations From</u>
B/12/01052/FUL	Andrew Cann (Town Council) Professor Hallsworth(Objector) Mr Glancey(Objector) Mr Stinchcombe (Objector) Mr Robeson (Agent for Applicant) Mr Grimshaw (Supporter)

In accordance with the agreed procedure for public speaking on planning applications, representations were made as detailed below on items contained in Paper N58:-

<u>Application No</u>	<u>Representations From</u>
B/13/00721/FUL B/13/00796/FUL	Richard Whiting (on behalf of Applicant) Ian Dixon (Objector) Adrian Tricker (Agent for Applicant)
B/13/00225/AGD2	Colin Flux (Applicant)

RESOLVED

That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Papers N57 and N58 be made as follows:-

(a) HADLEIGH

Application No. B/12/01052/FUL Paper N57 – Item 1	Full Application – construction of Class A1 retail unit comprising 2500 square metres, a second Class A1/A3 retail unit of 142 square metres, and associated access, servicing, parking and landscaping, relocation of Bridge street Car Park and Allotments, reconstruction of retaining wall to bridge, demolition of Bridge House and reconstruction of two-storey building, land to rear of 75 – 133 High Street (including former Brett Works) and Bridge Street.
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Peter Black, Suffolk County Council (Highways) and Peter Wilkes, Nathaniel Litchfield & Partners, were present at the meeting to answer questions.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse the application for reasons relating to economic impact on the High Street was proposed and seconded and carried on being put to the vote.

Note: The meeting was adjourned between 12.55 p.m. and 1.00 p.m. whilst Members of the Committee confirmed wording of reason for refusal for this planning application.

RESOLVED

That Planning Permission be refused for the following reason:-

At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through planning making and decision making. This proposal will cause substantial harm to the High Street and the wider economy resulting in a seriously negative effect on the sustainability and vitality of Hadleigh Town Centre.

The meeting adjourned for refreshments at 1.05 p.m. and resumed at 2.00 p.m. when the following Members were present.

Mr P K Beer – Chairman

Dr M F M Bamford

Mr D M Busby

Mrs K S Grandon

Mr B D Hurren

Mr D H Keane

Mr A F D W Osborne

Mr N A Ridley

Mr C A Roberts

Mr D C Rose

Mr R C Smith

Mr R W Thake

Mrs S M Wigglesworth

(b) HADLEIGH

Application No.

B/13/00721/FUL

[Paper N58 – Item 1](#)

Full Application – Erection of two-storey dwelling and detached cartlodge (following demolition of existing single-storey dwelling and detached single garage), as amended by agent's letter dated 9th August 2013 and attached revised drawing nos. 255/07(A) and 255/10, Westleigh, Frog Hall Lane.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **Samples and colours of external facing and roofing materials**
- **Obscure glazing and fix closing of proposed first-floor, side facing, bathroom window**
- **Conditions as suggested by the County Highway Authority**
- **Precise details of existing and proposed site levels**

(c) SPROUGHTON

**Application No.
B/13/00796/FUL
[Paper N58 – Item 2](#)**

Full Application – Erection of 1 two-storey dwelling (following demolition of existing double garage), 6 Collinsons, Hadleigh Road.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse planning permission for reasons relating to the impact on residential amenity, overdevelopment of the site and the effect on the street scene was moved. On being put to the vote this motion was carried.

RESOLVED

That planning permission be refused for reasons including:-

- **Overdevelopment of the site**
- **Impact on residential amenity**
- **Effect on the street scene**
- **Policies CN01 and HS28.**

(d) LONG MELFORD

**Application No.
B/13/00225/AGD2
[Paper N58 – Item 3](#)**

Notification under Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 – Erection of steel grain store, Rodbridge House Farm, Mills Lane, Rodbridge Corner.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **Details of external facing and roofing materials**
- **Transportation to be in accordance with Transport Management Plan with regards to hours of operation**
- **Landscaping – provision and safeguarded for 10 years**
- **Archaeological**

(e) TATTINGSTONE

**Application No.
B/13/00398/FUL
[Paper N58 – Item 4](#)**

Full Application – Erection of two dwellings, two single garages and access, Homeleigh, The Heath.

RESOLVED

That it be noted that this planning application has been withdrawn by the applicant.

(f) BILDESTON

**Application No.
B/13/00932/FHA
[Paper N58 – Item 5](#)**

Full Application – Erection of summerhouse, Weavers Cottage, 37 Chapel Street.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit.**

Note: The meeting was adjourned between 11.00 a.m. and 11.15 a.m. for refreshments.

The business of the meeting was concluded at 3.20 p.m.

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Chairman